

MINUTES
LAKE COUNTY ZONING BOARD
March 2, 2011

The Lake County Zoning Board met on Wednesday, March 2, 2011 in the Commission Chambers on the second floor of the County Administration Building to consider petitions for rezoning.

The recommendations of the Lake County Zoning Board will be transmitted to the Board of County Commissioners for their public hearing to be held on Tuesday, March 22, 2011 at 9 a.m. in the Commission Chambers on the second floor of the County Administration Building, Tavares, Florida.

Members Present:

Timothy Morris, Vice Chairman	District 1
Scott Blankenship	District 2
James Gardner, Secretary	District 3
Rick Gonzalez	District 4
Paul Bryan, Chairman	District 5

Members Not Present:

John Childers	Ex-Officio, Nonvoting Military Representative
Jim Miller	School Board Representative
Kasey Kesselring	At-Large Representative

Staff Present:

Steve Greene, AICP, Chief Planner, Planning and Community Design Division
Jennifer Cotch, Environmental Specialist, Planning and Community Design Division
Aziza Bryson, Public Hearing Coordinator, Planning and Community Design Division
Ann Corson, Office Associate IV, Planning and Community Design Division
Jack Fillman, Assistant Fire Chief, Public Safety
Ross Pluta, Engineer III, Engineering Division
Erin Hartigan, Assistant County Attorney

Chairman Bryan called the meeting to order at 9:03 a.m. He led in the Pledge of Allegiance and Timothy Morris gave the invocation. Chairman Bryan noted that a quorum was present. He confirmed the Proof of Publication for each case as shown on the monitor and that this meeting had been noticed pursuant to the Sunshine Statute.

Chairman Bryan explained the procedure for hearing cases on the consent and regular agendas. He stated that all exhibits presented at this meeting by staff, owners, applicants, and those in support or opposition must be submitted to the Public Hearing Coordinator prior to proceeding to the next case. He added that this Board is a recommending board only, and the Board of County Commissioners will be hearing these cases later this month when a final determination will be made.

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<u>CASE NO.:</u>	<u>OWNER/APPLICANT/AGENT/PROJECT</u>	<u>AGENDA NO.</u>
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Consideration
of Minutes

February 16, 2011

Opening Discussion

CONSENT AGENDA:

PH#4-11-2	Francisco & Armando Alonso, Trustee Lake County School Board Transportation Facility – US 27 Lake County School Board (Harry Fix)	1
PH#5-11-3	Lake County Board of County Commissioners Christopher C. Ford Commerce Park DRI DO - Amendment Adam Sumner, Economic Growth & Redevelopment Manager	2
PH#6-11-5	Mildred Wolfe/Lady Lake Mobile Home Park, Inc. Lady Lake Mobile Home Park, Inc. Lake County Division of Planning & Community Design	3

REGULAR AGENDA:

PH#11-09-2	Eagles Landing at Ocoee, LLC. Lake Apopka Sound PUD Rohland “Randy” June/Eagles Landing at Ocoee, LLC.	4
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MINUTES

MOTION by Scott Blankenship, **SECONDED** by Tim Morris to **APPROVE** the February 16, 2011 Lake County Zoning Board Public Hearing minutes, as submitted.

FOR: Morris, Blankenship, Bryan, Gonzalez, Gardner

ABSENT: Kesselring, Miller

AGAINST: None

NOT PRESENT: Childers

MOTION CARRIED: 5-0

OPENING DISCUSSION

Chairman Bryan asked if there were any comments or concerns regarding the consent agenda.

Erin Hartigan, Assistant County Attorney, noted that for rezoning case PH#5-11-3, Christopher C. Ford Commerce Park DRI DO – Amendment, there would be some minor changes to the Development Order before it is heard before the Board of County Commissioners. She mentioned that one of the tables for exhibit B will be removed because it shows proposed changes that were already approved in 2010.

Rick Gonzalez, Board member, commented on the proposed Ordinance for the Lake County School Board. Given the economy, Mr. Gonzalez stated that he hoped the Commissioners could waive the requirement for a 15 ft. wide, Type A, landscape buffer.

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MOTION by Tim Morris, SECONDED by Scott Blankenship to recommend APPROVAL of the consent agenda, consisting of agenda items 1, 2, & 3.

FOR: Blankenship, Morris, Bryan, Gonzalez, Gardner

ABSENT: Kesselring, Miller

AGAINST: None

NOT PRESENT: Childers

MOTION CARRIED: 5-0

REGULAR AGENDA

CASE NO: PH# 11-09-2 **AGENDA NO.** 4

OWNER: Eagles Landing at Ocoee, LLC.
APPLICANT: Rohland "Randy" June/Eagles Landing at Ocoee, LLC.
PROJECT NAME: Lake Apopka Sound PUD

Steve Greene, Chief Planner, stated that before giving his presentation, the applicant would like to speak before the Board.

Randy June, Applicant/Owner, requested an extension for the project. Mr. June explained that the main reason for the extension request was due to a Memorandum of Understanding (MOU) between Orange County and Lake County that is awaiting approval.

Mr. Greene suggested that the application be withdrawn and brought back before the Board once all issues with Orange County are resolved. Paul Bryan, Chairman, questioned the reasons why staff would request a withdrawal versus a postponement. Mr. Greene replied that a great deal of staff's time has gone into this case and it has yet to be presented. He also stated that to further continue this project is against standard procedure, considering that staff has been working on this case for almost a year.

A Board discussion about continuances, fees, and the MOU took place.

John Starkovich, a neighbor, raised concerns regarding schools in the MOU and traffic. He also agreed that the case should either be withdrawn or granted a postponement.

Mr. June pointed out that the MOU has been mutually agreed upon by Orange County and Lake County; he stated that it is just awaiting approval. Mr. June requested a 120-day continuance.

Mr. Greene suggested that if a continuance is granted that it be conditioned that when the case comes back before the Board it is presented as is with no continuance discussion or it is withdrawn at the end of the deadline.

Chairman Bryan stated that he did not think he could grant Mr. Greene's suggestion as part of a motion, but made clear that the applicant must be prepared to be heard in 120 days or that the application would be withdrawn.

MOTION by Scott Blankenship, SECONDED by James Gardner to recommend APPROVAL of a 120-day postponement.

FOR: Gardner, Bryan, Gonzalez, Blankenship

ABSENT: Kesselring, Miller

AGAINST: Morris

NOT PRESENT: Childers

MOTION CARRIED: 4-1

CLOSING REMARKS

In the efforts of saving time and money, Mr. Gonzalez stated that in the future, when a few minor changes are made to the Zoning Board booklet, he would advise that the entire booklet is not re-printed.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:29 a.m.

Respectfully submitted,


Aziza Bryson
Public Hearing Coordinator


Paul Bryan
Chairman